

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

B-4204

REVIEW SHEET

Historic Preservation Certification Application—Significance

Property: CLOVERDALE MANSION, 1009 CLOVERDALE RD., BALT., MD. Project No.: \_\_\_\_\_

Historic District: EVTAN PLACE - MADISON AVENUE  
3-2-86 date initial application received by State \_\_\_\_\_ date(s) additional information requested by State  
3-2-86 date complete information received by State \_\_\_\_\_  
\_\_\_\_\_ date of this transmittal to NPS \_\_\_\_\_  
Inspection of property by State staff? ☒ no ☐ yes date(s): \_\_\_\_\_

☒ There is adequate documentation enclosed to evaluate the historic character and integrity of this property.  
☐ There is insufficient documentation to evaluate the property adequately. The application is missing the following items:

Reasonable efforts have been made to obtain this information. Copies of the information requests are enclosed.

NUMBER	This property involves:
1	<input checked="" type="checkbox"/> Extensive loss of historic fabric <input type="checkbox"/> Substantial alterations over time <input type="checkbox"/> Preliminary determination of listing _____ for district _____ for individual property <input type="checkbox"/> Significance less than 50 years old <input type="checkbox"/> Obscured or covered elevation(s) <input type="checkbox"/> Moved property <input type="checkbox"/> State recommendation inconsistent with NR documentation <input type="checkbox"/> Recommendation different from the applicant's request

NUMBER	Complete item(s) below as appropriate.
2	<p>(1) The documentation on file with the National Register cites the period(s) of significance of this historic district as <u>LOCAL DISTRICT</u></p> <p>(2) The property <input checked="" type="checkbox"/> contributes <input type="checkbox"/> does not contribute to the historic significance of this registered historic district in: <input checked="" type="checkbox"/> location <input checked="" type="checkbox"/> design <input checked="" type="checkbox"/> setting <input checked="" type="checkbox"/> materials <input checked="" type="checkbox"/> workmanship <input checked="" type="checkbox"/> feeling <input type="checkbox"/> association _____ Property is mentioned in the NR or State or local district documentation in Section _____, page _____.</p> <p>(3) For properties less than 50 years old: _____ the historical merits of the district (the periods and areas of significance) are documented in the National Register form or district documentation on file as less than 50 years old, justifying the certification of this property's contribution. _____ the exceptional historical or architectural significance of this property as described in the National Register form or district documentation on file justifies its certification as contributing. _____ there is insufficient justification to consider this property as contributing to the district for its individual exceptional architectural or historical significance or the significance of the district does not extend to the last 50 years.</p> <p>(4) For preliminary determinations: A. The status of the nomination for the property/historic district: _____ Nomination has already been submitted to State review board, and nomination will be forwarded to the NPS within _____ months. (Draft nomination is enclosed.) _____ Nomination was submitted to the NPS on _____ _____ Nomination will be submitted to the State review board within twelve months. _____ Nomination process likely will be completed within thirty months. _____ Other, explain: _____</p> <p>B. Evaluation of the property: _____ Property is individually eligible and meets National Register Criteria for Evaluation _____ Property is located within a potential registered district that meets National Register Criteria for Evaluation: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D Criteria Considerations: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G</p> <p>(5) The property is located in a registered district, is outside the period(s) or area(s) of significance as documented in the NR form and: _____ appears to contribute to the expanded significance of the district. Enclosed is the revised nomination documentation. _____ does not appear to contribute to the period(s) or area(s) of significance of the district.</p>

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Describe and evaluate the physical characteristics of the property, its integrity, and its significance within the context of the historic district (or individually for preliminary determinations of individual listings).

BUILT CIRCA 1900, THIS STRUCTURE IS ONE OF THE FEW COLONIAL REVIVAL STYLE BUILDINGS FOUND IN THIS DISTRICT. THE EXTERIOR HAS REMAINED VIRTUALLY UNCHANGED ALTHOUGH THE INTERIOR HAS SUFFERED DAMAGE NOT ONLY BY NEGLECT BUT ALSO VANDALISM. THE MOST PROMINENT MISSING FEATURE IS THE NEWEL POST AND STAIRRAIL FROM THE FIRST TO THE SECOND FLOORS.

THIS BUILDING CONTRIBUTES TO THE DISTRICT THROUGH ITS ARCHITECTURAL TYPE AND HIGH DEGREE OF INTEGRITY.

NUMBER

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State Official Recommendation:

This application for the above-named property has been reviewed by MICHAEL DAY

a professionally qualified architect, architectural historian, or historian on my staff.

- ☒ The property is included within the boundaries of a registered historic district, contributes to the significance of the district, and is a "certified historic structure" for the purpose of rehabilitation.
- ☐ The property is included within the boundaries of a registered historic district, contributes to the significance of the district, and is a "certified historic structure" for a charitable contribution for conservation purposes in accordance with the Tax Treatment Extension Act of 1980.
- ☐ The property does not contribute to the significance of the above-named district.
- ☐ The property appears to meet the National Register Criteria for Evaluation and will likely be nominated.
- ☐ The property does not appear to meet the National Register Criteria for Evaluation and will not be nominated.
- ☐ The property appears to contribute to the significance of a:
  - ☐ potential historic district which appears to meet the National Register Criteria for Evaluation and will likely be nominated.
  - ☐ registered historic district but is outside the period(s) or areas of significance as documented in the National Register nomination or district documentation on file with the NPS. Revised nomination or district documentation is enclosed.
- ☐ The property should be denied a preliminary determination that it could qualify as a certified historic structure.
- ☐ Insufficient documentation has been provided to evaluate the structure.

☐ Detailed NPS review recommended ☐ Precedent-setting case ☐ Forwarded without recommendation

Date

4-4-88

State Official Signature



☐ See attachments:

NPS Comments:

Date

NPS Reviewer

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

B-4204  
RECEIVED  
OMB Approved  
No. 1024-0009

MAR 2 1988

HISTORIC PRESERVATION CERTIFICATION APPLICATION  
PART 1 — EVALUATION OF SIGNIFICANCE

MARYLAND HISTORICAL  
TRUST

NPS Office Use Only

NRIS No:

NPS Office Use Only

Project No:

Instructions: Read the instructions carefully before completing application. No certification will be made unless a completed application form has been received. Type or print clearly in black ink. If additional space is needed, use continuation sheets or attach blank sheets.

1. Name of property: Cloverdale Mansion  
Address of property: Street 1009 Cloverdale Road  
City Baltimore County \_\_\_\_\_ State MD Zip 21217  
Name of historic district: Eutaw Place/Madison Avenue  
☐ National Register district ☒ certified state or local district ☐ potential historic district

2. Check nature of request:

- ☒ certification that the building contributes to the significance of the above-named historic district for the purpose of rehabilitation.  
☐ certification that the structure or building and, where appropriate, the land area on which such a structure or building is located contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes.  
☐ certification that the building does not contribute to the significance of the above-named district.  
☐ preliminary determination for individual listing in the National Register.  
☐ preliminary determination that a building located within a potential historic district contributes to the significance of the district.  
☐ preliminary determination that a building outside the period or area of significance contributes to the significance of the district.

3. Project contact:

Name Alexander Sotir  
Street 2418 St. Paul Street City Baltimore  
State Maryland Zip 21218 Daytime Telephone Number 301 338-1850

4. Owner:

I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I own the property described above. I understand that falsification of factual representations in this application is subject to criminal sanctions of up to \$10,000 in fines or imprisonment for up to five years pursuant to 18 U.S.C. 1001.

Name Alexander Sotir Signature [Signature] Date 2-29-88  
Organization Cloverdale Mansion Limited Partnership  
Social Security or Taxpayer Identification Number 100-22-1540  
Street 2418 St. Paul Street City Baltimore  
State Maryland Zip 21218 Daytime Telephone Number 338-1850

NPS Office Use Only

The National Park Service has reviewed the "Historic Preservation Certification Application — Part 1" for the above-named property and hereby determines that the property:

- ☐ contributes to the significance of the above-named district and is a "certified historic structure" for the purpose of rehabilitation.  
☐ contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes in accordance with the Tax Treatment Extension Act of 1980.  
☐ does not contribute to the significance of the above-named district.

Preliminary Determinations:

- ☐ appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.  
☐ does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.  
☐ appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.  
☐ appears to contribute to the significance of a registered historic district but is outside the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS.  
☐ does not appear to qualify as a certified historic structure.

Date

National Park Service Authorized Signature

National Park Service Office/Telephone No:

☐ See Attachments

HISTORIC PRESERVATION  
CERTIFICATION APPLICATION—  
PART 1

NPS Office Use Only

B-4204

Cloverdale Mansion

Property Name

1009 Cloverdale Road

Property Address Balt. Md. 21217

Project Number:

5. Description of physical appearance:

The building is a large, stately three story Brick Building rectangular in shape with some dormer roofs that accentuate the lines of the building. The house was constructed in the early 1900s and although there is an abundance of detail on the exterior the interior is 'basic'. It once had a charming side brick patio and a formal brick walk and stair leading up to the front entranceway. The main entrance doorway has/had an attractive leaded glass sunburst.

The rooms are large with high ceilings and large windows. The windows amplify the architecture of the building. Most of the fireplace mantels are still in the house. They are wood with some detail, but nothing to compare with the victorian look.

For the most part the stair railings were stolen, but the stairways like the house are wide and open. The greatest damage to the house has taken place in the plaster walls and ceilings. Floors are in questionable shape.

Date of Construction: Early 1900s Source of Date: Historical Data Regarding Neighborhd.

Date(s) of Alteration(s): Very little done in last 30-50 years

Has building been moved? ☐ yes ☒ no. If so, when? \_\_\_\_\_

6. Statement of significance:

The Eutaw Place/ Madison Avenue district is primarily significant as one of the most architecturally distinguished late nineteenth to early twentieth century neighborhoods in Baltimore City. A wide range of architectural styles exist in the area including classically oriented designs by important local architects for individual homes and apartments. The gateway aspect of the district, the relatively early development of Madison Avenue and the large size and highly ornate character of Eutaw Place houses distinguishes Eutaw Place/Madison Avenue from the rest of Reservoir Hill. Eutaw Place/Madison Avenue was one of Baltimores premier turn-of-the-century neighborhoods. The area is historically significant in its associations with the lives of important citizens that lived in the fine houses of the district.

7. Photographs and maps.

Attach photographs and maps to application.

Continuation sheets attached: ☐ yes ☐ no

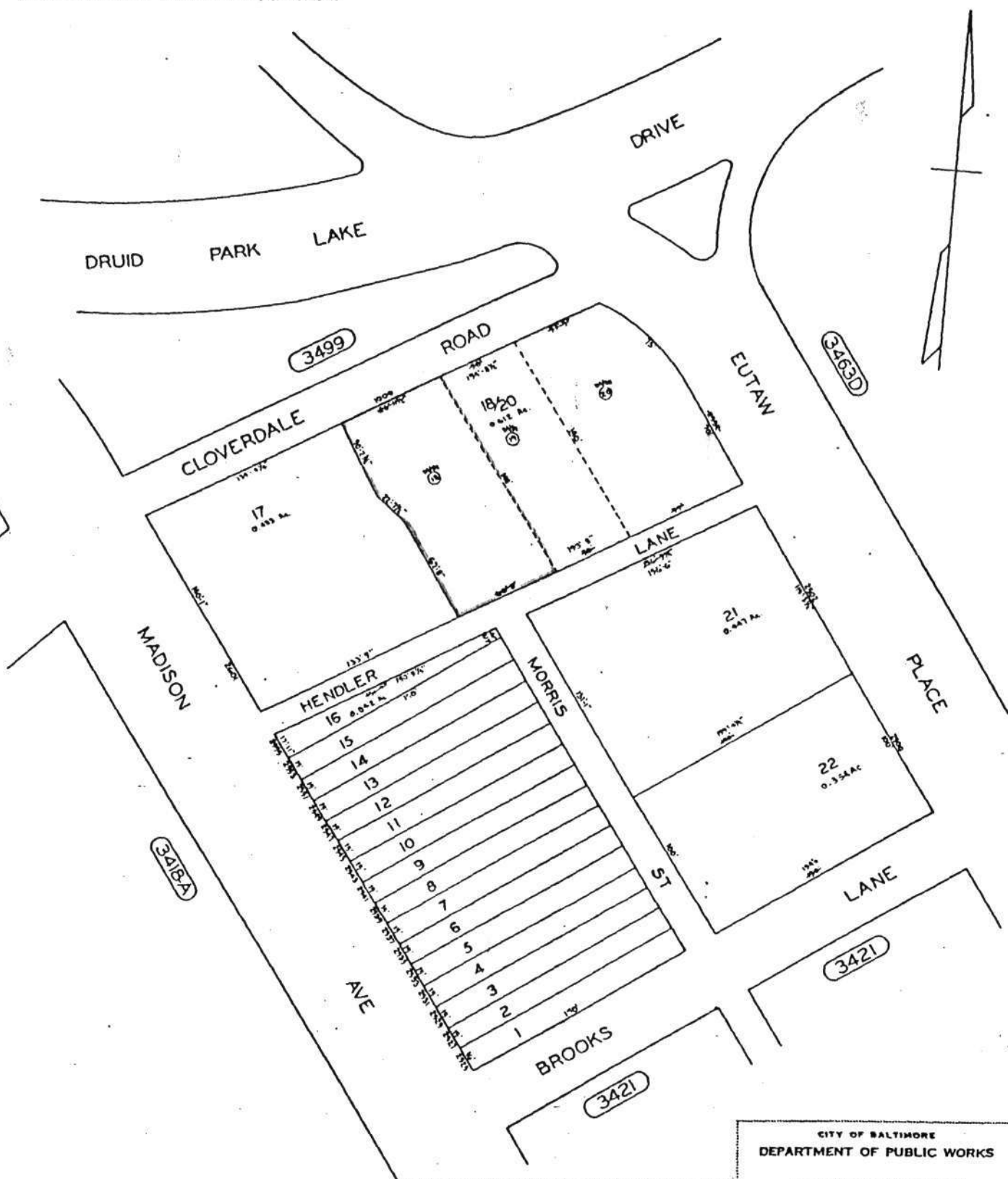


B-4204



# REVISIONS

Let's Me Know If Any of Above Changes per Record & Plan C-54 85-150



TRACED BY PMF  
 LETTERED BY PIERRE FORD  
 MED BY

**NOTICE**  
 THIS IS A REAL PROPERTY PLAT AS PROVIDED FOR UNDER ARTICLE 76(d) OF THE CITY CHARTER. IT IS COMPILED FROM TITLE AND OTHER SOURCES AND IS NOT AN AUTHENTIC SURVEY.

CITY OF BALTIMORE  
 DEPARTMENT OF PUBLIC WORKS  
 PROPERTY LOCATION DIVISION  
 WARD 13 SECTION 8  
 BLOCK 3420  
 SCALE: 1"=30'-0" DATE: DEC 1989

B-4204  
Cloverdale Mansion  
1009 Cloverdale Road  
Block 3420 Lot 018  
Baltimore City  
Baltimore West Quad.

